

# Notice of Objection

## 41 Wellington Street East

# LAURION LAW

March 8, 2023

VIA EMAIL: [mderond@aurora.ca](mailto:mderond@aurora.ca)

Mr. Michael de Rond  
Town Clerk  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

Dear Mr. de Rond:

**Re: 41 Wellington Street East  
Objection to Notice of Intention to Designate**

We are writing you in response to your letter of February 3, 2023 enclosing a Notice of Intention to Designate the building housing Laurion Law located at 41 Wellington Street East, Aurora, as a heritage property.

We have serious concerns about the consequences of this designation and this letter is to provide you with our notice of objection to the Notice of Intention to Designate 41 Wellington Street East as a heritage property under the Ontario Heritage Act.

My wife, Colette Nemni, and I have owned this property since 2000 and have carefully protected and restored the heritage aspects of it. In fact, I received two letters commending me on the restoration and protection of the features of this house that was built in 1905. These letters are attached for your reference. Our renovation was recognized by the Aurora Council and by the Heritage Committee for the work we undertook.

We are committed to maintaining the integrity and history of this property.

That said, we are also aware that our property is surrounded by others that are not identified to have this heritage designation. Our neighbouring properties are 37 Wellington Street East (Yellow Brick House) and 45 Wellington Street East (Aurora Dentistry). This has the potential of leaving our property at 41 Wellington Street East in an unfortunate situation where it could be surrounded by new large commercial buildings, dwarfing our property and totally changing the context of its location. This impact would undoubtedly reduce the market value of 41 Wellington Street East.

The usable interior space of 41 Wellington Street East needs to be considered as well in terms of the impact of a heritage designation. As my practice has grown, so too has the number of staff working at Laurion Law. The interior space of the building is small in terms of commercial space and we are experiencing a shortage of viable work space for

the staff. The additional levels of scrutiny and approval would significantly impact the useability of the property and hence the resale value and would be to the detriment of our ability to meet our business needs. The option of increasing the square footage while maintaining the historical integrity of the building will continue to exist as a plaqued property without the additional layer of regulations and restrictions.

The historical integrity of the building is identified by virtue of it being a plaqued property. We sincerely believe that adding another layer of regulations and restrictions by designating our property under the Ontario Heritage Act would be prejudicial to our property.



Our renovation, maintenance and use of 41 Wellington Street East has demonstrated our commitment to the historical significance of it. It is also our belief that its addition to the Heritage Designation list would bring no further advantage and would create significant restrictions on future use and market value.

Finally, had the property been designated at the time of our purchase, we believe that we would not have proceeded with our purchase given the added restrictions imposed by a designation under the Ontario Heritage Act.

Accordingly, we respectfully object to the inclusion of 41 Wellington Street East on the Heritage Designation list.

We appreciate Council's consideration of our position and would be pleased to respond to any questions.

Yours truly,

   
Jack Laurion and Colette Nemni  
Enclosures

C: Mr. Adam Robb, Senior Planner - [arobb@aurora.ca](mailto:arobb@aurora.ca)



An agency of the Government of Ontario

APR 24 2014

10 Adelaide Street East  
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Telephone: 416-325-5000  
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[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)

April 11, 2014

Jack Laurion  
41 Wellington Street East  
Aurora, Ontario  
L4G 1H6

Dear Jack,

I wish to congratulate you on being named a recipient of a **2013 Heritage Community Recognition Award for Built heritage**. We are deeply grateful for the efforts of individuals and groups who help preserve Ontario's unique and irreplaceable heritage. The exceptional contribution of volunteers like you ensures that Ontario's heritage remains alive and meaningful.

I would like to encourage your interest in heritage and culture and your connection to the Trust. To help us keep in touch, we would be pleased to add you to our mailing list for the Trust's quarterly magazine *Heritage Matters*, invitations to Trust events in your area, and other Trust publications. If you are interested, please fill out and return the enclosed business reply envelope at your convenience. I also invite you to visit our website at [www.heritagetrust.on.ca](http://www.heritagetrust.on.ca).

If you have any questions, please contact Amber Bondy, Community Programs Officer, at 416-314-4907 or [amber.bondy@heritagetrust.on.ca](mailto:amber.bondy@heritagetrust.on.ca).

On behalf of the Ontario Heritage Trust, thank you for supporting Ontario's heritage.

Sincerely,

A handwritten signature in black ink that reads "Thomas H.B. Symons".

Thomas H.B. Symons, C.C., O.Ont., FRSC, LL.D., D.U., D.Litt., D.Cn.L., FRGS., KSS.  
Chairman

Encl.



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Aurora, Ontario  
L4G 6J1  
Tel: (905) 727-1375  
Web: [www.town.aurora.on.ca](http://www.town.aurora.on.ca)

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**May 16, 2002**

**Mr. Jack Laurion  
41 Wellington St. E.  
Aurora, Ontario  
L4G 1H6**

**Dear Mr. Laurion:**

**Re: Heritage Preservation Award**

**I am pleased to advise you that your property at 41 Wellington St. E. has been nominated to receive one of this year's Town of Aurora Heritage Preservation and Promotion Awards.**

**This award, initiated by the Town of Aurora Local Architectural Conservation Advisory Committee, is being presented to you in recognition of your outstanding contribution to heritage conservation in our community.**

**The Committee invites you to attend the special Community Recognition Awards Night which will be held on Thursday June 6, 2002 at 7:30 p.m. at the Aurora Town Hall. Kindly confirm your attendance by calling me at 905-727-3123 ext. 221.**

**Sincerely**

**Bob Panizza**

**Director of Corporate Services/Town Clerk**

Notice of Intent to Designate  
41 Wellington Street East

**NOTICE OF INTENTION  
TO DESIGNATE 41 WELLINGTON STREET EAST**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

41 Wellington Street East  
The Browning House  
Pt Lt Homestead Pl 68 Aurora As In B28612b ; Aurora Subject To An  
Easement Over Pt 1, Pl 65r31247 In Favour Of Pt Lot Homestead Pl 68  
Aurora As In R712403 As In Yr1477483; Town of Aurora  
PIN: 036510013

**Description of Property**

The property known municipally as 41 Wellington Street East is located on the south side of Wellington Street East, just east of Victoria Street. The property includes a representative and highly unique example of Romanesque Revival architecture within the Town.

**Statement of Cultural Heritage Value or Interest**

41 Wellington Street East is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

**Design and Physical Value:**

The property is a representative example of a 2.5 storey Romanesque Revival building that was constructed circa 1905, over 115 years ago. This particular architectural style is highly unique and rare within the context of the Town and displays a high degree of craftsmanship through the red brick and stonework, the hipped and gable roofline, the recessed front portico, arched windows, and in particular all the Romanesque detailing including contrasting stone arches with keystones, stone window sills and lintels and the brick string courses. The building is a highly rare and well-preserved example of the architectural style with exceptional design detail and character. The heritage features of the building have also been well preserved through its adaptive re-use.

**Historical and Associative Value:**

The building was constructed circa 1905 by Mark Browning. Mark Browning and the Browning family constructed a number of homes for local families in Aurora. The building and its location along Wellington Street East were part of a number of fine estate homes constructed for upper class Aurora (originally called Machell's Corners) citizens between the mid-19<sup>th</sup> and early 20<sup>th</sup> century. The building is associated with the theme of Aurora's early growth and the positive outlook of its citizens as a burgeoning Town.

**Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core and downtown Promenade area. The building provides a significant link to the early growth and development of the Aurora downtown area, where original estate homes were built in proximity to the Yonge and Wellington Street commercial downtown area as well as the railroad to the east. The building and its Romanesque style and detailed craftsmanship help tell the story of the evolution of the community and its growth and rise in prosperity. It is highly connected to the streetscape and its surrounding area, and can also be considered a landmark structure approaching the Yonge and Wellington Street downtown from the east. The building has also previously received a plaque and been recognized for its heritage value by the Aurora Heritage Committee.

## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- overall 2.5 storey scale and massing with red brick construction and stone foundation
- Hipped and gable roofline, with attic window in the front elevation gable
- All original window and door openings visible from the public realm at the north, east and west elevations. This includes original arched shape window and door openings at the first storey and rectangular shaped window openings at the second storey as well as the east and west elevations.
- Recessed front entrance portico
- All original Romanesque detailing, including the contrasting stone arches with keystones, all stone window sill and lintel and brick string courses.

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
Town Clerk  
Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderond@aurora.ca](mailto:mderond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
Senior Planner, Development/Heritage  
Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
365-500-3104



# Property Photos and Information

41 Wellington Street East

41 Wellington Street East – File Photos

2017 File Photo



2003 File Photo



41 Wellington Street East – File Photos

1981 File Photo



Location Map

